

PLANNING & ZONING COMMISSION
December 21, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
Jim Norton
Michael Coleman
David Downs
Tracey Dry
Doug Hazelbaker

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tina Firgens, Planning Manager
Selso Mata, Chief Building Official
Kate Perry, Sr. Planner
Eric Hill, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m.

Commissioner Downs made a motion to approve the agenda as presented. First Vice Chair Perry seconded the motion, which passed 8-0.

First Vice Chair Perry made a motion to approve the minutes of the November 18, 2009, City Council/Planning & Zoning Commission Retreat. Commissioner Hazelbaker seconded the motion, which passed 8-0.

Commissioner Coleman made a motion to approve the minutes of the December 7, 2009, Planning & Zoning Commission meeting. Second Vice Chair Caso seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the consent agenda as presented. Second Vice Chair Caso seconded the motion, which passed 8-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - CONVEYANCE PLAT 30/COLLINWOOD FARM ADDITION, BLOCK A, LOT 1 APPLICANT: CITY OF PLANO

Conveyance lot on 80.4± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Planned Development-450-Single-Family Residence-9, and Single-Family Residence-20. Neighborhood #30.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN & CONCEPT PLAN 30/TINSELTOWN ADDITION, BLOCK A, LOTS 5 & 6 APPLICANT: HAGGARD PROPERTY GROUP, LTD.

Restaurant and general office on two lots on 7.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 30/TINSELTOWN ADDITION, BLOCK A, LOTS 5 & 6 APPLICANT: HAGGARD PROPERTY GROUP, LTD.

Two conveyance lots on 7.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED SITE PLAN 52/WEST PLANO RETAIL CENTER, BLOCK 1, LOT 1 APPLICANT: COSTCO WHOLESALE CORPORATION

Retail on one lot on 15.7± acres located on the west side of Dallas North Tollway, 915± feet south of Park Boulevard. Zoned Regional Commercial and Planned Development-220-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #52.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2009-21 APPLICANT: RUTLEDGE HAGGARD

Eric Hill, Planner, stated this is a request to rezone 9.3± acres located at the southeast corner of Spring Creek Parkway and Communications Parkway from Agricultural to Regional Employment. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 1st Vice Chair Perry made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 8-0.

Agenda Item Nos. 7A and 7B were presented together.

AGENDA ITEM NO. 7A - PUBLIC HEARING ZONING CASE 2009-22 APPLICANT: ACRES OF SUNSHINE, LTD.

Mr. Hill stated this is a request for a Specific Use Permit for Long-term Care Facility on 6.1± acres located on the east side of Communications Parkway, 290± feet south of Spring Creek Parkway. Zoned Agricultural. Staff recommended approval subject to City Council approval of Zoning Case 2009-21.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN 26/HAGGARD STONEGATE ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: ACRES OF SUNSHINE, LTD.

Long-term care facility and medical office on two lots on 9.3± acres located at the southeast corner of Spring Creek Parkway and Communications Parkway. Zoned Agricultural. Neighborhood #26. Staff recommended approval subject to City Council approval of Zoning Cases 2009-21 and 2009-22.

There being no discussion, 2nd Vice Chair Caso made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 8 - DISCUSSION & DIRECTION
DIGITAL BILLBOARDS
APPLICANT: CITY OF PLANO**

Selso Mata, Chief Building Official, stated this is a discussion and direction to consider amendments to the Zoning Ordinance regarding signage for the purpose of creating a billboard signage reduction program and to allow for the conversion of billboards to include electronic copy.

Jake Smith, President of Clear Choice Outdoor, spoke on behalf of both Clear Choice Outdoor and CBS Outdoor, stating that generally they supported the program, but the sign trade-in ratio of 4:1 was not economically viable, and that they preferred the ratio to be 2:1.

The Planning & Zoning Commission provided direction regarding the appropriateness of a billboard signage reduction program including allowing the conversion of billboard signs to include electronic copy, the proposed program elements as identified by staff, and the Commission found the program potentially beneficial for the city.

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

The Commission requested that staff bring back to them information related to human signs.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:20 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager